

# CURRENT PLANNING BOARD APPLICATIONS & PROJECTS

9/8/2008

All Meetings are in Meeting Room #3 in Town Hall, 3 Washburn Square, except as noted.

Plans & applications may be viewed in the Town Clerk's office during regular business hours.

For questions about applications, contact the Planning Office at 508-892-7019 or buckm@leicesterma.org. Some applications and plans may be faxed or emailed by Planning Office staff upon request. (Minor applications, such as requests for changes in performance guarantees and ANR plans are not included in this listing.)

The normal Planning Board meeting schedule is the 1st and 3rd Tuesday of each month. The agenda for each meeting closes the Wednesday prior to the meeting at 12:00 Noon.

## SPECIAL PERMIT, SITE PLAN REVIEW, AND SUBDIVISION APPLICATIONS

**A. APPLICATIONS UNDER REVIEW - No special permit, site plan review, or subdivision applications are under review at this time.**

### B. RECENT APPLICATIONS

Name of Project	Type of Application	Project Description	Applicant	Location	Current Status
The Grandview Shoppes of Leicester	Special Permit and Site Plan Review	Mixed residential/commercial project containing multi-family housing, office, and retail space.	The Grandview Shoppes of Leicester, Inc./ Edward Kooyomjian, Sr	Route 56/Huntoon Memorial Highway	Application withdrawn by applicant 8/19/08.
Hytimber Shores	Definitive Subdivision Plan	8 Lot Residential Subdivision	Joseph Hyland & Robert Hyland	off Paxton Street	Approved 7/15/08. Decision filed with Town Clerk 7/17/08.

## ZONING AMENDMENTS FOR FALL 2008 TOWN MEETING

Article #	Applicant/Sponsor	Description	Status
not yet assigned	Planning Board	Amendment to the Zoning Bylaw to allow small wind turbines (primarily for residential use)	Public hearing held 8/19/08; continued to 9/2/08, then <b><u>10/7/08 @ 7:20PM*</u></b>
not yet assigned	Planning Board	Amendment to the Zoning Bylaw to allow large wind turbines (primarily for commercial use)	
not yet assigned	Planning Board	Amendments to the Senior Village Development Bylaw to allow greater flexibility	Public hearing scheduled for <b><u>10/7/08 @ 7:30PM</u></b>

## ZONING AMENDMENTS FOR FALL 2008 TOWN MEETING, Cont.

Article #	Applicant/Sponsor	Description	Status
not yet assigned	Planning Board (request of Joseph Robidoux)	Rezoning of Pleasant street from Stafford Street to Craig Steet, from Residential A (RA) to Business (B)	Public hearing scheduled for <b>10/7/08 @ 7:45PM</b>

\* Public hearing for related amendments to Planning Board regulations (application requirements) to be held at the same time.

There may be additional Zoning Amendments proposed for the Fall 2008 Town Meeting at a later date.

## OTHER PLANNING BOARD ACTIVITY

Activity	Description	Current Status
Master Plan	Update of the 2000 Leicester Master Plan <b>Survey Results are Available - contact the Planning Office</b>	The next regular Master Plan meeting scheduled for <b>10/21/08 @ 6:00PM</b> . This meeting will address public facilities, transportation, and land use.
Open Space & Recreation Plan	2007 Open Space Plan	The final plan is available online on the Planning Board page of leicesterma.org. Copies of the plan are also available for sale in the Town Clerk's office (\$15 for paper copies/\$2 for a copy on CD).
Route 9 Corridor Study	Traffic Study of Route 9	Final plan received. Contact the Planning Office for copies.

## MAY 2008 ZONING AMENDMENTS (Atty. General's Office approval still pending)

Article #	Applicant	Description	Status
38	Planning Board	Corrective amendment to the Adaptive Reuse Bylaw to clearly describe the boundaries	<b>Approved at Town Meeting on 5/5/08. Attorney General's Office approval pending.</b> [Public hearing held 3/18/08. The Planning Board recommended <b>approval</b> of this article.]
39	Planning Board	Amendments to allow neon signs in commercial districts by special permit (and prohibit in residential districts); also to regulate awning signs as wall signs.	<b>Approved at Town Meeting on 5/5/08. Attorney General's Office approval pending.</b> [Public hearing held 3/18/08. The Planning Board recommended <b>approval</b> of this article.]
40	Board of Selectmen	Wind Turbine Bylaw	<b>Passed Over at Town Meeting on 5/5/08.</b> (Public hearing held 4/15/08. The Planning Board recommended that Town Meeting <b>pass over</b> of this article).

**MAY 2008 ZONING AMENDMENTS, cont. (Atty. General's Office approval still pending)**

Article #	Applicant	Description	Status
41	Margaret Rondeau	Request to Rezone portion of property at 1041 Main Street from Residential B (RB) to Business (B)	<b>Approved at Town Meeting on 5/5/08. Attorney General's Office approval pending.</b> [Public hearing 3/4/08; continued to 3/18/08. The Planning Board recommended <b>disapproval</b> of the request to rezone to Business (B).]
42	Margaret Rondeau (Modified Request)	Request to Rezone portion of property at 1041 Main Street from Residential B (RB) to Central Business (CB)	<b>Passed Over at Town Meeting on 5/5/08.</b> [Public hearing held on 4/15/08. The Planning Board recommended <b>approval</b> of this article.]
43	Bill Roberts & Paul Schold	Request to Rezone property 1323, 1355, & 1439 Main Street from Residential A (RA) & Residential B (RB) to Highway Business Industrial 1(HB-1)	<b>Approved at Town Meeting on 5/5/08. Attorney General's Office approval pending.</b> [Public hearing held 3/18/08. The Planning Board recommended <b>approval</b> of this article.]
44	Planning Board	Minor amendments to the Flood Bylaw	<b>Approved at Town Meeting on 5/5/08. Attorney General's Office approval pending.</b> [Public hearing held 3/18/08. The Planning Board recommended <b>approval</b> of this article.]

**GENERAL BYLAW AMENDMENT (PLANNING-RELATED)**

Article #	Applicant	Description	Status
31	Bylaw Committee	Stormwater Bylaw	<b>Approved at Town Meeting on 5/5/08.</b> The Planning Board will adopt Rules & regulations relating to the procedures and administration of the bylaw after conducting a public hearing to receive comments on proposed regulations